

A Regular Meeting of the Planning Board of the Town of Lancaster, Erie County, New York was held at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York, on the first day of December 2004, at 7:30P.M, and there were present:

**PRESENT:** Stanley J. Keysa, Chairman  
Rebecca Anderson, Member  
John P. Gober, Member  
Lawrence Korzeniewski, Member  
Steven Socha, Member  
Melvin Szymanski, Member

**EXCUSED:** Michael Myszka, Member

**ALSO PRESENT:**

**Town Board Members:** Donna G. Stempniak

**Other Elected Officials:** None

**Town Staff:** Robert Labenski, Town Engineer  
John Dudziak, Deputy Town Attorney  
Mary Nowak, Recording Secretary

Meeting called to order by Chair Keysa at 7:33 PM. Motion was made by Steven Socha to approve the minutes from the November 3, 2004 Planning Board Meeting. Motion seconded by Melvin Szymanski and unanimously carried.

Administrative: 2005 Planning Board Meeting Schedule-Chair Keysa asked the Planning Board members to look over the proposed dates set for the 2005 Planning Board Meeting Schedule. A motion was made by Lawrence Korzeniewski to accept the 2005 Planning Board Meeting Schedule as presented. Motion was seconded by Rebecca Anderson and unanimously carried.

Chair Keysa told the Planning Board that he would be attending the Meeting of the Towns in New York City in February 2005. Since his daughter lives about an hour from New York City, he would not be using all of the funds allocated for the meeting. Since Member Korzeniewski has expressed an interest in attending the Meeting of the Towns, Chair Keysa stated that the unused portion of the allocated funds would be put toward Member Korzeniewski attending the meeting.

Chair Keysa told the Planning Board that there will be a "Zoning, Subdivision and Land Development Law" seminar for attorneys on January 20, 2005, and that there are funds left in this year's budget that could be put toward that seminar. Dep. Town Attorney Dudziak will check with Town Attorney Sherwood to see if he is planning on attending.

## COMMUNICATIONS:

- 12-01-01 Minutes of special meeting of Town Board held November 1, 2004 at which the Municipal Review Committee determined to accept as complete the Final Environmental Impact Statement for Pleasant Meadows Subdivision, and to commence a period for consideration of the FEIS by the public and interested agencies until close of Town business on November 29, 2004.
- 12-01-02 Memo dated November 2, 2004 from Town Attorney Richard Sherwood noticing MRC meeting for November 16<sup>th</sup> to reopen the SEQR review of Tim Horton's restaurant at NEC Genesee Street and Harris Hill Road to consider a change in width of access to Genesee Street.
- 12-01-03 Notice of WNY American Planning Association seminar scheduled for 3:30 p.m. on December 1, 2004 at Buffalo General Hospital on the interrelationship of Planning and Public Health. (\$10 fee)
- 12-01-04 Letter dated November 15, 2004 from Michael Fronczak urging that subdivision planned by Natale Development by interconnected to Woodstream Drive and indicating his willingness to sell land for that purpose.
- 12-01-05 Minutes of Zoning Board of Appeals meeting held November 12, 2004, at which ZBA considered petition by Francis Sikora of 537 Harris Hill Road for a area variance for an accessory building (granted, with condition).
- 12-01-06 Minutes of special meeting of the Town Board at which the MRC reopened its SEQR review of the Tim Horton's Restaurant at NEC Genesee and Harris Hill to consider a widening of the access to Genesee Street (negative declaration issued).
- 12-01-07 Memo dated November 16, 2004 from Building and Zoning Inspector Jeffrey Simme advising that the PB meeting of November 17<sup>th</sup> had been cancelled.

- 12-01-08 Land Use Planning & Regulations: A Survey of New York State Municipalities, published July 2004 by the NYS Legislative Commission on Rural Resources. (Note: chart on pg xv shows Erie county to have lost more population than any other in the decade from 1990-2000.) (Note: Town of Lancaster has in place all of the measured land-use planning tools, including written comprehensive plan, zoning, subdivision regulations, site plan review, and a planning board.)
- 12-01-09 Notice of seminar on "Zoning, Subdivision and Land Development Law" to be held January 20, 2005 from 9 a.m. to 4:30 p.m. at 6 Fountain Plaza, Buffalo. (\$319/ registrant).
- 12-01-10 Notice of satellite teleconference: "Turn your Downtown Around" for 6:45 p.m. on November 16<sup>th</sup> (received November 17<sup>th</sup>).
- 12-01-11 Memo dated November 18, 2004 from Building & Zoning Inspector transmitting application for site plan approval for AJ's Auto Wrecking, 955 Ransom Rd.
- 12-01-12 Letter dated November 22, 2004 from Chair to Supervisor Giza with observations and photos re flooding from Tropical Storm Frances on September 9, 2004.
- 12-01-13 Memo dated November 23, 2004 from General Crew Chief Terrence McCracken noting that no landscaping plan accompanied the site plan application for an addition to an existing building at AJ's Auto Wrecking, 955 Ransom Road.
- 12-01-14 Copy of budget report as of October 31, 2004.
- 12-01-15 Copy of letter dated November 24, 2004 from Town Attorney to William Tuyn reminding of need for traffic study for Cross Creek subdivision before SEQR review can resume.
- 12-01-16 Minutes prepared by Mark Mruk, PE, of Hatch, Mott, MacDonald of meeting held October 29, 2004 at Town of Amherst Town Board Room to discuss Freeman Road location options during the proposed reconstruction of NY 78, Transit Road.
- 12-01-17 Copy of letter dated November 18, 2004 from Town Clerk to Robert Schlossin of Creekside Development, LLC transmitting TB resolution approving Whispering Pines Subdivision.
- 12-01-18 Copy of letter dated November 18, 2004 from Town Clerk to Neal Kochis of Wm Schutt & Associates transmitting TB resolution approving revised site plan for access to Genesee Street from Tim Horton's Restaurant, NEC, Genesee Street & Harris Hill Road.
- 12-01-19 Memo dated November 30, 2004 from Town Clerk transmitting comments regarding FEIS for Pleasant Meadows Subdivision & Rezone received as of close of business on November 29, 2004, including comments from Lee Chowaniec, Jeremy Colby and Don Symer.
- 12-01-20 Draft of Planning Board meeting schedule for 2005.
- 12-01-21 Fall 2004 issue of Planning News from NY Planning Federation.

- 12-01-22 Letter dated November 29, 2004 from Highway Superintendent Richard Reese indicating no concerns with site plan for AJ's Auto Wrecking.
- 12-01-23 Letter dated November 29, 2004 from Highway Superintendent indicating no concerns which would impede continuation of subdivision map approval for Columbia Gardens Subdivision.
- 12-01-24 Letter dated November 29, 2004 from Highway Superintendent indicating no concerns which would impede continuation of subdivision map approval for Whispering Pines Subdivision.
- 12-01-25 Letter dated November 30, 2004 from Town Attorney transmitting request from Edward Rutkowski of NYS DOT asking for extension of time to comment on Pleasant Meadows Subdivision, and noticing an MRC meeting for 12/6/04.

#### ACTION ITEMS -

**SITE PLAN REVIEW - AJ'S AUTO WRECKING, 955 RANSOM ROAD. PROPOSED 45' X 60' ADDITION TO THE EXISTING BUILDING. CONTACT PERSON: ANTHONY RENKAS.**

Anthony Renkas, owner presented to the Planning Board the site plan for the proposed 45' x 60' addition to the existing building at 955 Ransom Road. The addition will be used for housing vehicles when fluids are being drained before being salvaged. This process must be done on a concrete floor. Chair Keysa referred to Com. 12-01-13 from Crew Chief Terrence McCracken indicating that no landscape plan was provided. After a brief discussion, the Planning Board decided to forego the landscaping requirement, but did request that the owner clean up the area between the existing fence and the road.

#### DETERMINATION

Based on the information presented to the Planning Board, Steven Socha moved to recommend approval of the site plan to the Town Board. Motion seconded by John Gober and unanimously carried.

#### OTHER MATTERS -

Councilmember Donna Stempniak told the Planning Board that she had received a communication from the Town Attorney regarding the property on Wehrle Drive owned by Andrusz and Schmid. The owners have made a proposal to the Town that this property be used for townhouses or patio homes. The Town will most likely be accepting this proposal, and the plans for this project will be coming to the Planning Board some time in the future.

At 8:00PM Rebecca Anderson made a motion to adjourn the meeting. Motion was seconded by Melvin Szymanski and unanimously carried.